













## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 86-510-A, 86-511-A, 86-512-A and 86-513-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slm

86-511-A

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

This petition has been received and accepted for filing this day of May, 1986.

ARNOLD JABLON  
Zoning Commissioner

Petitioner Joseph L. Klapka, et ux  
Petitioner's Attorney

Received by: James E. Dyer

Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 27, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000

Chairman

MEMBERS  
Bureau of  
Engineering  
Department of  
Traffic Engineering  
State Roads Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial  
Development

Mr. & Mrs. Joseph Louis Klapka  
615 Mace Avenue  
Baltimore, Maryland 21221

RE: Item No. 391 - Case No. 86-511-A  
Petitioner - Joseph L. Klapka, et ux  
Variance Petition

Dear Mr. &amp; Mrs. Klapka:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

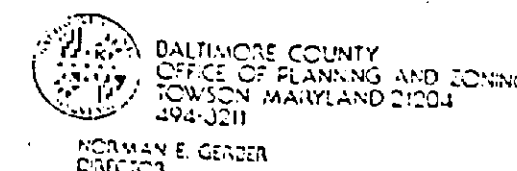
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:hsc  
Enclosures



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

May 21, 1986

RE: Zoning Advisory Meeting of April 29, 1986  
Item # 391  
Property Owner: JOSEPH L. KLAPKA, et ux  
Location: NW/4 GEORGE AVENUE, 400'  
SW of MYRTLE AVE.

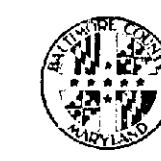
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract. Therefore it is defined as a subdivision. The plan must show the entire tract, to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping must comply with Baltimore County Landscape Manual, 1981 175-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 111 175-73, and its conditions curve are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James H. Hall

Eugene A. Boser  
Chief, Current Planning and Development



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: Joseph L. Klapka, et ux

Location: NW/4 George Ave., 400' SW Myrtle Ave.

Item No.: 391

Zoning Agenda: Meeting of April 29, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comment at this time.

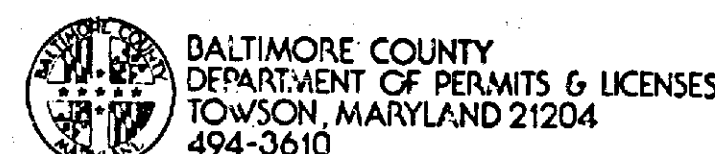
REVIEWER: [Signature]  
Special Inspection Division

Noted and

Approved:

[Signature]  
Fire Prevention Bureau

/mb



TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 391 Zoning Advisory Committee Meeting are as follows:  
Property Owner: Joseph L. Klapka, et ux  
Location: NW/4 George Avenue, 400' SW Myrtle Avenue  
District: 15th.

## APPLICABLE ITEMS ARE CIRCLED:

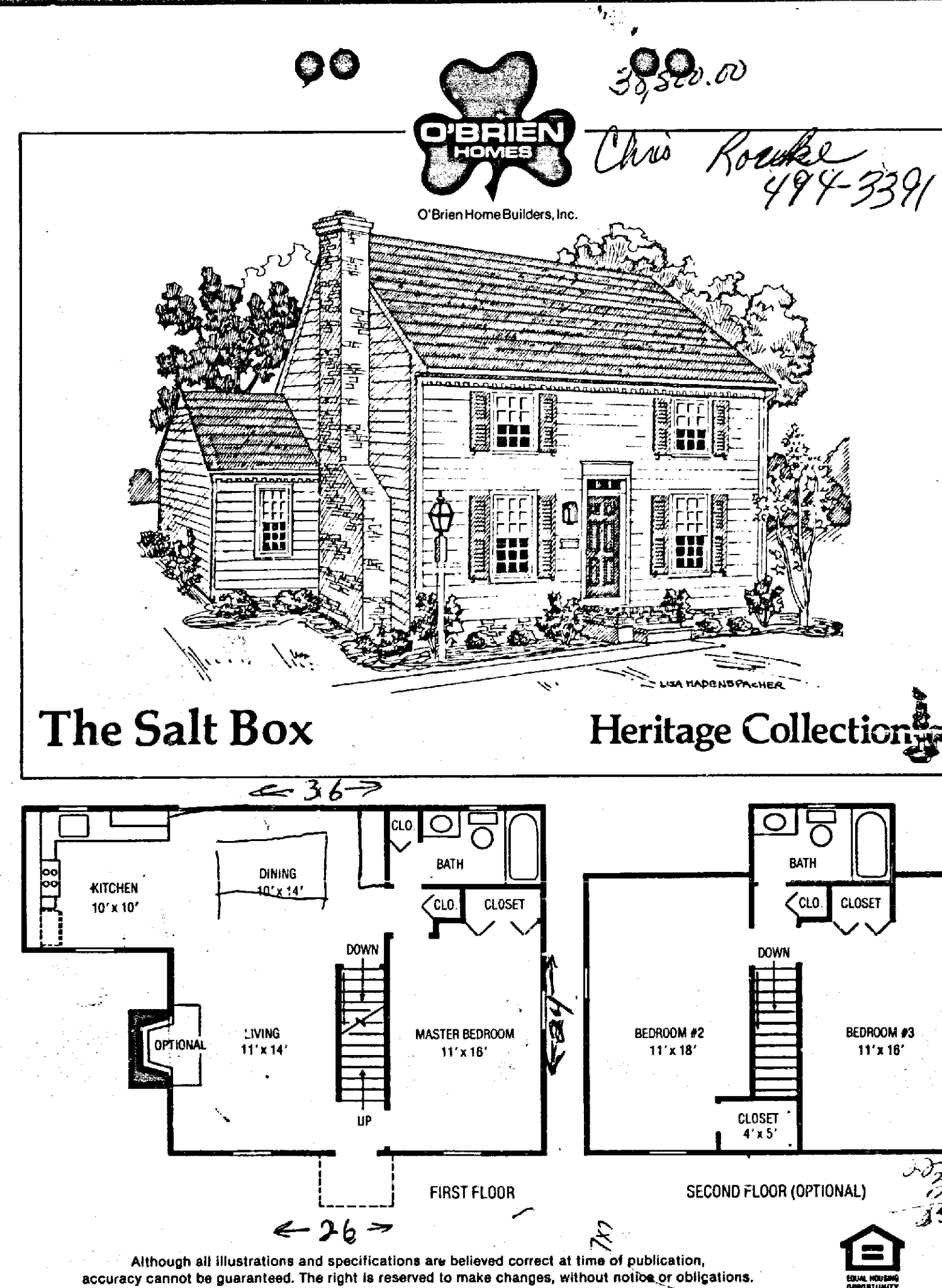
- (1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.S.S.I. #17-1 - 1980) and other applicable Codes and Standards.
- (2) A building and other miscellaneous permits shall be required before the start of any construction.
- (3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and facilities. Date.
- (4) Commercial: Three sets of construction drawings are required and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (5) All the Group except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot 3'-0" shall require a fire or party wall. See Table 101.1, Section 101.2 and Table 101.3. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101.1 and 505 and have your Architect/Engineer contact this department.
- (7) The required variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
- (8) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. This change of Use Groups are from Use A to Use B, Use C to Use D, or Use E to Use F. See Section 312 of the Building Code.
- (9) The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plan shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

I. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

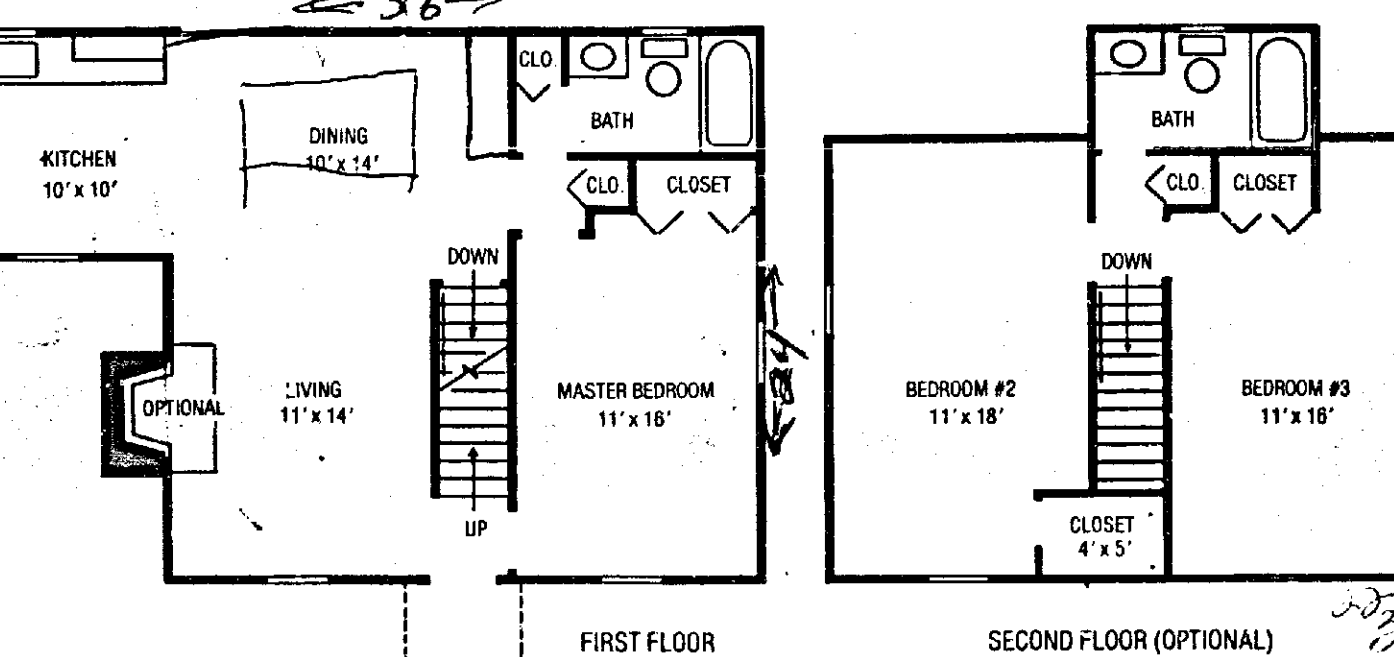
[Signature]  
C. E. Burman, Chief  
Building Plans Review

1/22/85

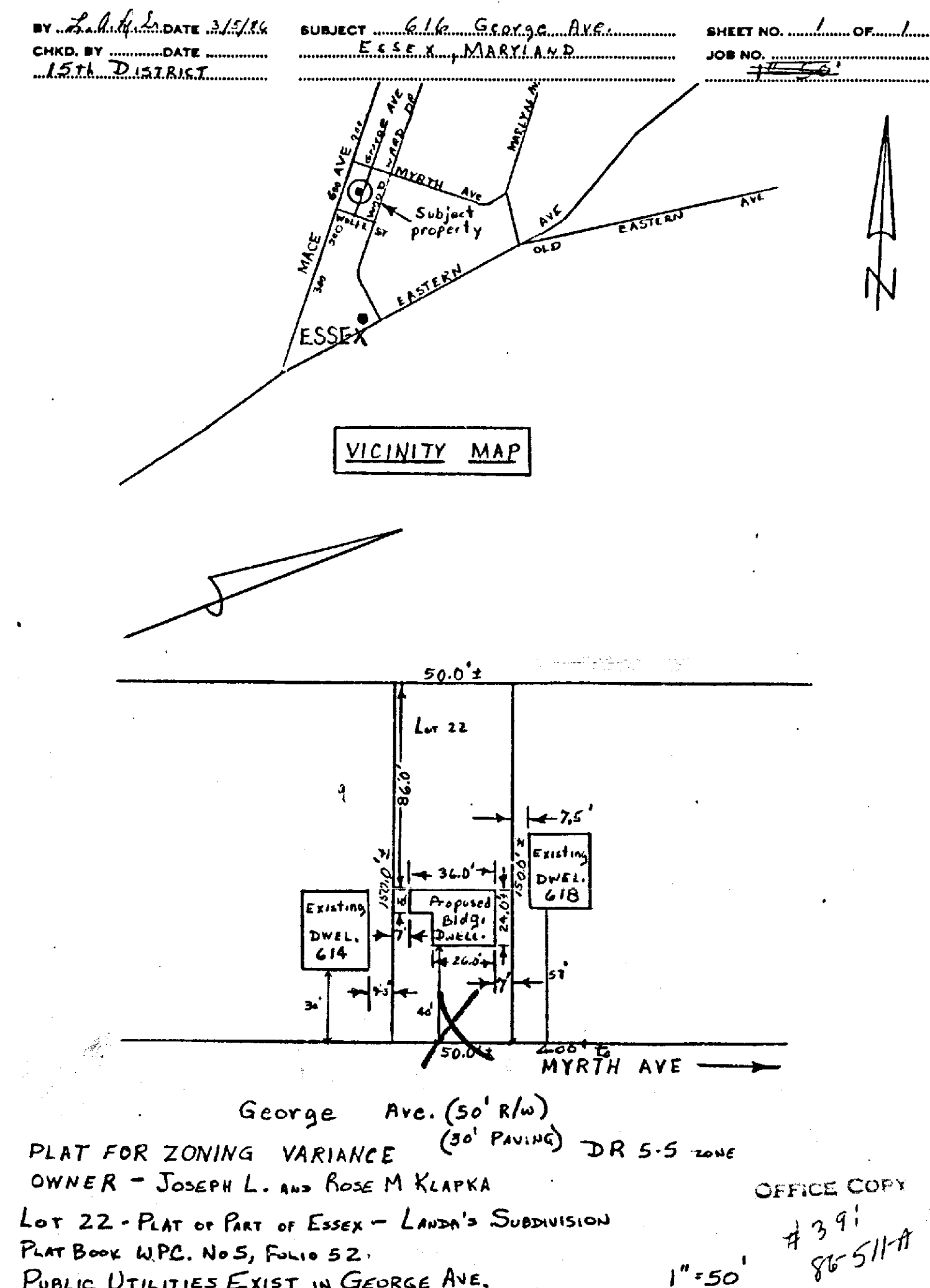


The Salt Box

Heritage Collection



Although all illustrations and specifications are believed correct at time of publication, accuracy cannot be guaranteed. The right is reserved to make changes, without notice or obligations.



George Ave. (50' R/W)  
PLAT FOR ZONING VARIANCE (30' PAVING) DR 5-5 2006  
OWNER - JOSEPH L. AND ROSE M. KLAPKA  
LOT 22 - PART OF PART OF ESSEX - LAND'S SUBDIVISION  
PLAT BOOK WPC. NO. 5, FOLIO 52.  
PUBLIC UTILITIES EXIST IN GEORGE AVE.

OFFICE COPY

# 391

86-511-A

1"=50'